

- j. Upon determination that a timber harvesting operation is in violation of these regulations, each day where any violation occurs shall constitute a separate violation subject to the provisions of this Chapter.
- k. Notwithstanding the tree canopy percentage requirements of subsection g. above an applicant for a timber harvesting operation may submit for Township approval, in addition to the Timber Harvesting Plan, a Forest Stewardship Plan prepared by a professional with demonstrated expertise in forest management. The Forest Stewardship Plan shall identify property management and silviculture practices supported by the PA DCNR Bureau of Forestry that will be employed by the timber harvest operator for the subject property. The Plan shall favor extensive use of Best Management Practices (BMPs) for silvicultural activities that will provide the landowner with economic benefits while maintaining or improving wildlife habitat, protecting forest soils and waters, and ensuring the continuation of productive forest ecosystems. Upon Forest Stewardship Plan submittal, the Township may:
 - 1) request a formal review of the Forest Stewardship Plan by PA DCNR Bureau of Forestry staff; or,
 - 2) hire its own forest management professional to review the Plan, the cost of said consultant review shall be born by the applicant.

Recommendations on the Plan forwarded to the Township either by Bureau of Forestry staff or the Township's consultant shall be incorporated into the applicant's Forest Stewardship Plan and a final Forest Stewardship Plan shall be resubmitted to the Township prior to obtaining timber harvesting approval. Once approved, the applicant's Timber Harvesting Plan, and the Forest Stewardship Plan, shall direct the timber harvest operator's silvicultural activities for the subject property, and both Plans shall be maintained at the site for Township inspection.

32. Winery

Requirements for wineries are set forth below. If a proposal includes more than one of the elements listed below, the highest applicable permit process shall apply.

- a. The primary purpose of the winery shall be to process wine grapes grown on the winery property or on other local agricultural lands.
- b. Retail sales of wine fruit products shall be limited to those produced, vinted, cellared or bottled by the winery operator or grown on

- the winery premises, or custom crushed at another facility for the winery operator.
- c. Such use may include a building, of not more than three thousand (3,000) square feet of floor area, for wine tasting, demonstrations and education, and the retail sales of wine and related products. The primary focus of the tasting area shall be the marketing and sale of the wine and grape products produced at the winery. Incidental sales of wine-related merchandise and food shall be allowed.
 - d. The minimum lot area for establishment of a winery is five (5) acres.
 - e. Parking. The following parking standards shall apply to wineries:
 - 1) A minimum of five permanent parking spaces shall be provided for public tasting rooms.
 - 2). One space per 300 square feet offices or administration areas.
 - 3). One space per 500 square feet production, storage or warehousing areas
 - 4) One space per 2.5 persons, may be in an overflow parking area, for events.
 - f. Access roads to winery structures shall meet State and local Fire Safe Standards as determined by the serving fire agency. Alternative design allowances and/or requirements may be determined on a case-by-case basis for modification to the standards, dependent upon anticipated level of use, site constraints, turnout opportunities, road length, slope, and other site- specific issues.
 - g. All solid waste shall be stored in a manner that prevents the propagation, harborage, or attraction of flies, rodents, vector, or other nuisance conditions.
 - h. On-site Sewage Disposal. If public sanitary sewer is not available, then the on-site sewage disposal system shall be designed and sized to accommodate employee, tasting room and commercial sewage flows. Portable toilets may be approved by the Township Sewage Enforcement Officer for temporary and promotional events.
 - i. Promotional Events.
 - 1) Application Requirements. The application shall include the following information:
 - a) number of annual events;
 - b) estimated number of participants,

- c) description of parking and circulation, and
 - d) sanitation provisions.
- 2) Duration. No single promotional event shall exceed more than two (2) consecutive days.
 - 3). Parking Requirements. Temporary, overflow parking may be utilized. The applicant shall demonstrate to the Planning Commission the ability to provide safe access and parking, including providing attendants to monitor proper parking and access road clearance for emergency vehicles.